

# Buffalo County Planning & Zoning Commission

1512 Central Avenue, PO Box 1270 • Kearney, Nebraska 68848

Phone (308) 236-1998 • Fax (308) 236-1870 • Email: [zoning@buffalocounty.ne.gov](mailto:zoning@buffalocounty.ne.gov)



## AGENDA & NOTICE OF PUBLIC MEETING THURSDAY, MAY 18, 2023 7:00 P.M.

1. Call to Order and Roll Call
2. Announcement of Open Meetings Act
3. Agenda Review
4. Public Forum
5. Public Hearings
  - a. Application for Zoning Map Amendment, filed by Mitch Humphrey, Registered Land Surveyor, on behalf of Poulson Family Limited Partnership, L.T.D., for property described as Part of the Southeast Quarter of the Northeast Quarter and Part of Government Lot One (1) located in Section Five (5), Township Eight (8) North, Range Eighteen (18) West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 15.00 acres, more or less, from Agricultural – Residential (AGR) to Commercial (C).
  - b. Application for Preliminary Subdivision, “Sears Second Subdivision”, filed by Paul E. Sears and Joyce A. Sears, located in part of Southwest Quarter of the Northwest Quarter of Section Six (6), Township Twelve (12) North, Range Thirteen (13) West of the Sixth Principal Meridian, Buffalo County, Nebraska.
  - c. Application for Code Amendment, filed by Cory Banzhaf, Power of Attorney, JKS Farms L.L.C., under Section 6.4, Livestock Confinement Facilities/Operations, regarding class sizes and setback requirements, for property described as a Part of Section Twenty-Seven (27), Township Eleven (11) North, Range Fifteen (15) West of the 6<sup>th</sup> p.m., Buffalo County, Nebraska.
  - d. Discussion and Consideration of Revision to the Buffalo County Zoning and Subdivision Regulations as part of the Buffalo County Comprehensive Plan, or the general plan for the improvement and development of the county outside of the jurisdiction of any city or village, as required per Neb. Rev. Stat. §23-174.06.

The Planning Commission reserves the right to adjourn into executive session per Section 84-1410 of the Nebraska Revised Statutes.  
The Planning Commission shall not alter the agenda later than twenty-four hours before the scheduled commencement of the meeting per Neb. Rev. Stat. §84-1411.  
Accommodations for the disabled are available upon request.  
Please contact ADA Coordinator at 308-236-1224 at least 48 hours prior to the meeting if accommodations are required.

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## 6. Old Business

- a. Approve minutes from April 20, 2023

## 7. New Business

- a. Report on Previous Hearings
- b. Correspondence and Other Business
  - i. ETJ
  - ii. Notices
- c. Next Meeting
  - i. June 15, 2023

## 8. Adjourn